



MEDFORD PLANNING

Date of Notice: October 16, 2020

File No.: AC-20-263
Contact: Dustin Severs

NOTICE OF PUBLIC HEARING – SITE PLAN AND ARCHITECTURAL COMMISSION

Hearing Date: Friday – November 6, 2020
Hearing Time: 12:00 Noon
Hearing Location: Medford City Council Chambers
City Hall, 411 W 8th Street, Third Floor

This notice is to inform you of an upcoming opportunity to participate in a public hearing before the Medford Site Plan and Architectural Commission.

What is being considered: Consideration of plans for the construction of a 1,890 square foot, single-story addition to an existing two-story building, along with other minor modifications to the existing site. The property is located at 790 Stevens Street in the Community Commercial (CC) zoning district (371W19DC TL 3201). Please see the attached map.

How do I obtain additional information? You may visit the Planning Department on the second floor of the Lausmann Annex, 200 S. Ivy Street between the hours of 8 a.m. and 5 p.m. weekdays, to review the application, all documents and evidence submitted, and the criteria relating to this proposal. The agenda and the staff report for this project will be available seven (7) days prior to the public hearing, and can also be viewed on the City web site (www.ci.medford.or.us). Copies may be obtained at the Planning Department at minimal cost.

Who do I contact? Questions can be directed to the contact listed above at 541-774-2380, or by visiting the Planning Department in person.

What happens at a Public Hearing? At the public hearing, the Chair will open the hearing and invite all interested parties to direct their testimony and evidence toward the regulations found in the Medford Land Development Code, specifically the criteria that apply to this project. The applicable criteria are included with this notice. You are invited to speak at the hearing stating why you favor or oppose this proposal. You may also write a letter to the Commission prior to the hearing that can be submitted as a part of the public record. You must testify in either manner to have standing; standing gives you the legal ability to appeal a decision that is made by the Commission on this project. Oregon Revised Statutes state that failure to raise an issue in a hearing, either in person or by letter, or failure to provide statements or evidence sufficient to afford the Commission an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Please be aware that communications made through Email and Messaging systems shall in no way be deemed to constitute legal notice to the City of Medford or any of its agencies, officers, employees, agents, or representatives, with respect to any existing or potential claim or cause of action against the City or any of its agencies, officers, employees, agents, or representatives, where notice to the City is required by any federal, state or local laws, rules, or regulations.

Kelly Evans
Assistant Planning Director

ds/Attachments (map and criteria)

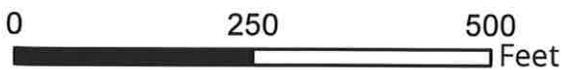


Project Name:

C & J Liquors

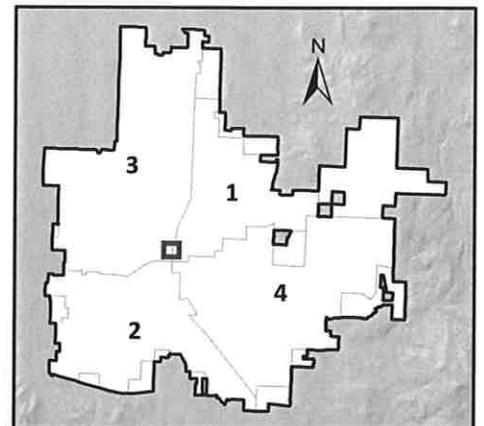
Map/Taxlot:

371W19DC TL 3201



Legend

-  Subject Area
-  Tax Lots
-  Zoning Districts



Date: 9/3/2020

**SITE PLAN AND ARCHITECTURAL REVIEW APPROVAL CRITERIA
FROM SECTION 10.200(E) OF THE *MEDFORD LAND DEVELOPMENT CODE***

(1) The Site Plan and Architectural Commission shall approve a site plan and architectural review application if it can find that the proposed development conforms, or can be made to conform through the imposition of conditions, with the following criteria:

(1) The proposed development is compatible with uses and development that exist on adjacent land, and

(2) The proposed development complies with the applicable provisions of all city ordinances or the Site Plan and Architectural Commission has approved (an) exception(s) as provided in Section 10.186.

(2) The Site Plan and Architectural Commission shall approve a site plan and architectural review application for a residential development if the proposed development complies with the applicable provisions of all city ordinances, or if the Site Plan and Architectural Commission has approved either of the following:

(a) Any Exceptions, as provided for in MLDC Section 10.186, which resolve(s) any instances of non-compliance with those provisions.

(b) Any Adjustments or Exceptions from the Special Development Standards for Multiple-Family Dwellings, as provided for in MLDC Section 10.715A through 10.717.

(c) Any Adjustments or Exceptions from the Development Standards for a Cottage Cluster Development, as provided for in MLDC Section 10.818A.

[Amd. Sec. 26, Ord. No. 7659, June 2, 1994; Replaced Sec. 78, Ord. No. 2018-64, June 21, 2018 (effective July 23, 2018); Amd Sec. 9, Ord. No. 2018-86, July 19, 2018; Amd. Sec. 2, Ord. No. 2018-100, Sept. 6, 2018; Amd. Sec. 3, Ord. No. 2019-76, Aug. 1, 2019.]